



INVESTIGATION REPORT
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

Location of Problem: 8313 So Elm St

Locality: _____

Description of Problem: ENCLOSING REAR
CARPORT

Requested by: _____ Phone: _____

Address: _____

Request call back after investigation? Yes ☐ No ☐

Received by: _____ Date: _____

Assigned/Referred to: G. RODGERS Date: 10-21-96

Report of Investigation: ENCLOSING REAR CARPORT
AND/OR PATIO COVER. (ROOM
ADDITION) NO PERMITS ON FILE
FOR CONSTRUCTION WORK STARTED -
IN THE ROUGH FRAMING STAGE.
A STOP WORK NOTICE WAS LEFT
AT THE JOB SITE WITH OWNER OF
THE PROPERTY.

Investigator: G. RODGERS Title: B/Dg Insp Date: 10-25-96

Copy Sent to: REG PLANN Title: _____ Date: 10-28-96

Report Phoned to: _____ Title: _____ Date: _____

REQUEST FOR INVESTIGATION
TO THE DEPARTMENT OF REGIONAL PLANNING

Location 8313 So. Elm Street Date 10-21-96

Firestone

Complaint Enclosing rear carport and/or patio cover. (Room
addition) no permits on file for construction work started in
the rough framing stage. A Stop Work Notice was left at the
job site with owner of the property.

Requested by COUNTY of LOS ANGELES, BUILDING & SAFETY (Complainant)

Address 7807 Compton Ave. Suite # 200 Phone (213) 586-6537

Los Angeles, Ca. 90001

Submitted by Sr. B.E.I.

J. Rodgers

Dept. Firestone Dist. Office

Address 7807 Compton Ave. Suite # 200

Phone (213) 586-6537

Los Angeles, Ca. 90001

AD:RFOST



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



November 26, 1996

Guillermo Mesa
Ignacio Gonzalez
8313 Elm Street
Los Angeles, CA 90001

Inspection File No. EF962927

Dear Mr. Mesa & Mr. Gonzalez:

It has been reported that the required garage for the residence at 8313 Elm Street, Los Angeles, has been converted into a dwelling room without providing a substitute garage or carport.

This is not a permitted use in zone R-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020, 2.20.230, 22.52.1010 and 22.52.1180.

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

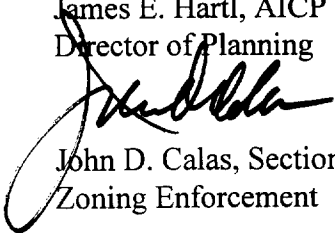
Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, Alfredo Perez, please call before 10:00 a.m., Monday and Wednesday (213) 974-6453 or Tuesday and Thursday (213) 589-8043. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP

Director of Planning


John D. Calas, Section Head
Zoning Enforcement

JDC:AP:ar

JOB
ADDRESS

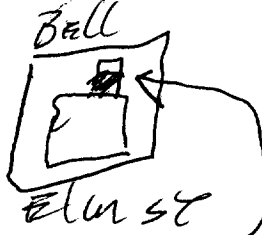
8313 50 Elm St

OWNER

STOP ALL WORK

You are in violation with the provisions of the County Ordinance as indicated below:

☒ Building Code
☐ Plumbing Code
☐ Mechanical Code
☐ Electrical Code
☐ Zoning Ordinances
☐ Grading Code



DESCRIPTION:

Room Addition
ENCLOSING REAR
AND GARAGE
PORCH WITH OUT
A LEGAL BLPG.
PERMIT

☒ Not Placed

Submit plans for the work within 10 days to the office listed above and apply for a plan check for the required Permit.

Obtain a Permit within 10 days for the work at the office listed above.

A referral has been made to the Enforcement Section of the Department of Regional Planning.

10-21-96

DATE

INSPECTOR'S SIGNATURE